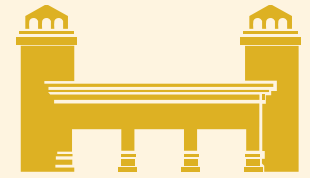




NewMark Merrill

COMPANIES

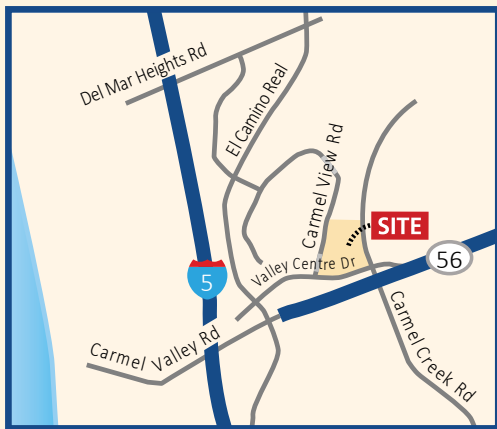
When you love shopping centers it shows.



PIAZZA ♦ CARMEL

LOCATED AT THE NORTHEAST QUADRANT OF HIGHWAY 56 & EL CAMINO REAL, SAN DIEGO, CA

CARMEL VALLEY PAD SITE AVAILABLE



map not to scale

Project Size 144,576 Sq. Ft. of Retail Space

Demographics



Total Daytime Population*
1 Mile .. 19,034



Population*
1 Mile ... 16,320
3 Miles ... 68,920



Household Income*
1 Mile ... \$165,875
3 Miles .. \$208,783



Traffic Count*
Intersection... 217,000 ADT



NewMark Merrill
COMPANIES

For additional information, please contact:

John Hickman
jhickman@newmarkmerrill.com
(Lic #00950529)

or **Jae Chung**
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(Lic #01504403)

Tel: (760) 630-8247

Fax: (760) 630-4693

427 College Blvd
Suite K
Oceanside, CA 92057

www.newmarkmerrill.com

For Lease - Restaurant Suites

- Well located off Highway 56 (near Interstate 5) in the desirable Carmel Valley community of San Diego.
- Area is close to several affluent markets, including Carmel Valley, Del Mar and Rancho Santa Fe.
- Ideally positioned near a substantial number of households, businesses and hotels.
- Thoughtful design and architecture make this a very recognized and popular center in this trade area.

* Estimates are based on 2021 demographics for population and average income per household. Traffic count is based upon Owner's calculations. The information herein is not guaranteed and should be independently verified.

PIAZZA • CARMEL



FOR LEASE
Prime Retail
Space Available

LOCATED AT THE NORTHEAST QUADRANT OF HIGHWAY 56 & EL CAMINO REAL, SAN DIEGO, CA



LOCATED AT THE CORNER OF
VALLEY CENTRE DRIVE &
CARMEL CREEK ROAD, CA



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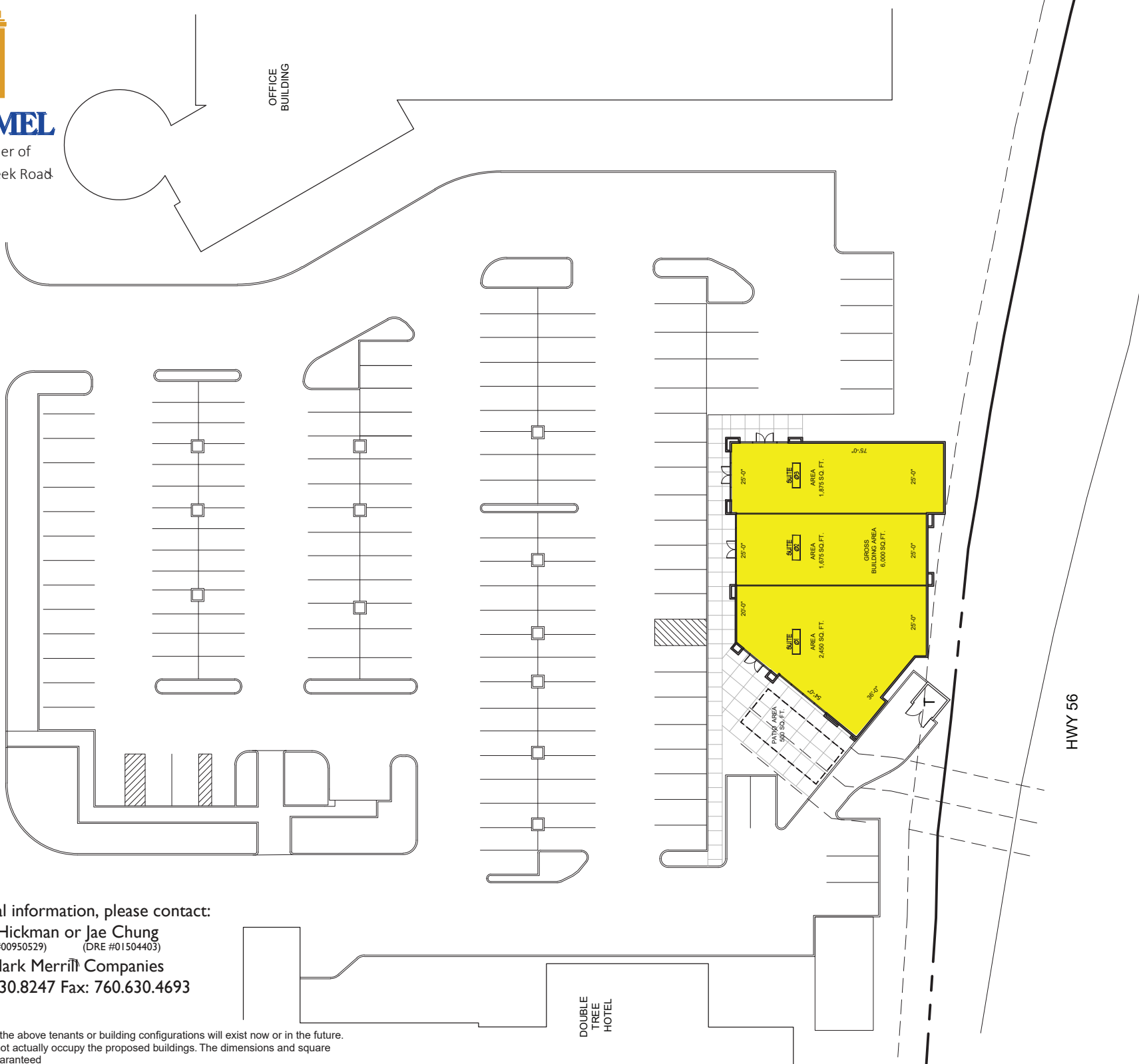
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Located at the Northwest corner of
Valley Centre Drive & Carmel Creek Road
San Diego, California



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COMPANIES

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(DRE #00950529) (DRE #01504403)

NewMark Merrill Companies

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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



Executive Summary

712 Piazza Carmel
 3850 Valley Centre Dr, San Diego, California, 92130
 Rings: 1, 2, 3 mile radii

Prepared by Esri
 Latitude: 32.93886
 Longitude: -117.23144

	1 mile	2 miles	3 miles
Population			
2000 Population	11,272	31,449	40,147
2010 Population	15,314	44,586	58,789
2021 Population	16,320	47,905	68,920
2026 Population	17,182	50,142	73,203
2000-2010 Annual Rate	3.11%	3.55%	3.89%
2010-2021 Annual Rate	0.57%	0.64%	1.42%
2021-2026 Annual Rate	1.03%	0.92%	1.21%
2021 Male Population	47.9%	48.6%	48.8%
2021 Female Population	52.1%	51.4%	51.2%
2021 Median Age	37.1	40.0	40.4

In the identified area, the current year population is 68,920. In 2010, the Census count in the area was 58,789. The rate of change since 2010 was 1.42% annually. The five-year projection for the population in the area is 73,203 representing a change of 1.21% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	63.9%	66.2%	66.6%
2021 Black Alone	1.0%	0.8%	0.8%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2021 Asian Alone	28.0%	26.3%	26.0%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	1.9%	1.5%	1.5%
2021 Two or More Races	4.8%	4.9%	4.9%
2021 Hispanic Origin (Any Race)	8.6%	8.0%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	181	241	253
2000 Households	4,842	12,502	15,818
2010 Households	6,421	17,116	22,206
2021 Total Households	6,813	18,273	25,535
2026 Total Households	7,156	19,035	26,934
2000-2010 Annual Rate	2.86%	3.19%	3.45%
2010-2021 Annual Rate	0.53%	0.58%	1.25%
2021-2026 Annual Rate	0.99%	0.82%	1.07%
2021 Average Household Size	2.40	2.62	2.70

The household count in this area has changed from 22,206 in 2010 to 25,535 in the current year, a change of 1.25% annually. The five-year projection of households is 26,934, a change of 1.07% annually from the current year total. Average household size is currently 2.70, compared to 2.65 in the year 2010. The number of families in the current year is 18,562 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

712 Piazza Carmel
3850 Valley Centre Dr, San Diego, California, 92130
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.93886
Longitude: -117.23144

	1 mile	2 miles	3 miles
Mortgage Income			
2021 Percent of Income for Mortgage	27.3%	30.2%	31.4%
Median Household Income			
2021 Median Household Income	\$132,824	\$158,822	\$162,483
2026 Median Household Income	\$148,601	\$172,546	\$177,074
2021-2026 Annual Rate	2.27%	1.67%	1.73%
Average Household Income			
2021 Average Household Income	\$165,875	\$201,304	\$208,783
2026 Average Household Income	\$185,725	\$224,033	\$231,849
2021-2026 Annual Rate	2.29%	2.16%	2.12%
Per Capita Income			
2021 Per Capita Income	\$67,814	\$76,686	\$77,689
2026 Per Capita Income	\$75,715	\$84,932	\$85,689
2021-2026 Annual Rate	2.23%	2.06%	1.98%

Households by Income

Current median household income is \$162,483 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$177,074 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$208,783 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$231,849 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$77,689 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$85,689 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	87	79	76
2000 Total Housing Units	5,115	13,323	17,076
2000 Owner Occupied Housing Units	3,363	9,263	11,768
2000 Renter Occupied Housing Units	1,479	3,240	4,050
2000 Vacant Housing Units	273	820	1,258
2010 Total Housing Units	6,798	18,029	23,663
2010 Owner Occupied Housing Units	4,116	11,433	15,003
2010 Renter Occupied Housing Units	2,305	5,683	7,203
2010 Vacant Housing Units	377	913	1,457
2021 Total Housing Units	7,429	19,363	27,234
2021 Owner Occupied Housing Units	4,154	11,830	16,998
2021 Renter Occupied Housing Units	2,659	6,443	8,538
2021 Vacant Housing Units	616	1,090	1,699
2026 Total Housing Units	7,766	20,113	28,636
2026 Owner Occupied Housing Units	4,225	12,209	17,880
2026 Renter Occupied Housing Units	2,931	6,826	9,055
2026 Vacant Housing Units	610	1,078	1,702

Currently, 62.4% of the 27,234 housing units in the area are owner occupied; 31.4%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 23,663 housing units in the area - 63.4% owner occupied, 30.4% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 6.45%. Median home value in the area is \$1,215,464, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.14% annually to \$1,286,572.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.